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## **20, 12221 44 STREET SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location Calgary, Alberta Listing ID:

MLS ID: 32029 A2255374

\$799,000



- A ROCKY MIX
- **2** (825) 365-8000
- Associates Real Estate
- **403-836-7067**
- 20, 12221 44 Street SE, Calgary , Alberta T2Z 4H3

**Transaction Type** 

For Sale

**Days On Market** 

61

Zoning

I-G

Subdivision

East Shepard Industrial

Year Built

Structure Type

2005

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan 0710586

Building Area (Sq. Ft.)

3624.00

Building Area (Sq. M.)

336.68

**Inclusions** N/A

Restrictions None Known Reports Title

Fully leased, well maintained industrial condo located in the Southbend Industrial Park near Barlow Trail and Deerfoot Trail, and south of 114 Ave SE. Concrete block and concrete slab construction complete with a concrete mezzanine. The main floor consists of a reception area, change rooms c/w showers, handicap washrooms and a large warehouse with 24' ceiling and bay door. The mezzanine, which has its own separate entrance and washroom, is set up as a dance/fitness studio. Main floor is leased to a martial arts studio and the second floor leased to a dance/fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.5% in 2025 escalating to higher % in 2026. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #10 preferably can be sold together. (#A2255292)

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